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David M. Byers, OSB#03620 Email: dbyers@grahamdunn.com GRAHAM & ĎŬNN PC Pier 70 ~ 2801 Alaskan Way Suite 300

Seattle, Washington 98121-1128 Telephone: (206) 624-8300 Facsimile: (206) 340-9599

Attorneys for Howard Johnson International

UNITED STATES DISTRICT COURT DISTRICT OF OREGON

HOWARD JOHNSON INTERNATIONAL, INC., a Delaware corporation.

CV NO. 3-03-01663-JE

Plaintiff.

VS.

85 FIFTH STREET ASSOCIATES, LLC, a Washington limited liability company; 85 FIFTH STREET ASSOCIATES, L.P., a Washington limited partnership; NORTHWEST LODGING, INC., a Washington corporation: LAWRENCE P. HORWITZ, individually; and ANDRE S. TATIBOUET, individually.

ORDER GRANTING DISMISSAL OF DEFENDANT NORTHWEST LODGING, INC. WITHOUT PREJUDICE

(PROPOSED)

Clerk's Action Required

Defendants.

THIS MATTER having come before the Court on Plaintiff's Motion to Dismiss Defendant Northwest Lodging, Inc. without Prejudice, and the Court having reviewed the submissions of the parties, and being fully advised in the premises, it is now, therefore,

ORDERED, ADJUDGED AND DECREED that Northwest Lodging, Inc. is dismissed from this cause without prejudice and without cost to any party. Howard Johnson International, Inc. shall retain all rights against Northwest Lodging, Inc., including the right to commence an action against Northwest Lodging, Inc. on the same grounds and for the same reasons as set forth in the First Amended Complaint herein.

DONE IN OPEN COURT this **1** day of August 2005.

The Honorable John Jelderks

Presented By: GRAHAM & DUNN, PC

By: s/ David M. Byers

David M. Byers, WSBA #29228 GRAHAM & DUNN PC Pier 70 ~ 2801 Alaskan Way ~ Ste. 300 Seattle, WA 98121-1128

Telephone: (206) 624-8300

Fax: (206) 340-9599

Email: dbyers@grahamdunn.com

Attorneys for Howard Johnson International, Inc.